



AGENDA REPORT

Meeting Date: August 6, 2013
Item Number: D-1
To: Honorable Mayor & City Council
From: William R. Crouch, AIA, NCARB, AICP, LEED (AP), Urban Designer
Subject: A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THE ANTHONY-KERRY HOUSE AT 910 N. BEDFORD DRIVE, BEVERLY HILLS AS A LOCAL LANDMARK AND PLACING THE PROPERTY ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

Attachments:

1. Resolution Designating the Anthony-Kerry House as a Local Landmark
2. Recommendation of the Cultural Heritage Commission and Commission Staff Report
3. City Landmark Assessment & Evaluation Report

RECOMMENDATION

It is recommended that the City Council adopt a resolution designating the Anthony-Kerry House at 910 North Bedford Drive as Local Landmark No. 14.

Greene & Greene designed Anthony-Kerry House at 910 N. Bedford Drive, Beverly Hills



INTRODUCTION

The Cultural Heritage Commission recommends the City Council designate the Greene and Greene-designed residence Anthony-Kerry House at 910 North Bedford Drive as a local historic resource under the City of Beverly Hills Historic Preservation Ordinance. Listing this property on the City's Register of Historic Properties would recognize it as important to the history of the City and would allow the property owners to purchase and display a commemorative plaque following the City's guidelines.

BACKGROUND

The City's Historic Preservation Ordinance enables the City Council to designate local Landmarks. The property at 910 N. Bedford Drive has undergone the process for review of documentation by the City's historic consultant who determined the property is eligible as a local landmark under the criteria set forth in the City's Historic Preservation Ordinance. The Cultural Heritage Commission (CHC) considered the consultant's documentation in addition to other evidence and recommended that the City Council designate the property as Local Landmark No. 14. The CHC has the owner's support in bringing this home to City Council for designation as a local Landmark.

DISCUSSION

Anthony-Kerry House, 910 North Bedford Drive¹

Constructed in 1909, the house was originally located close to Wilshire Boulevard in a then-fashionable neighborhood west of downtown Los Angeles. An innovator in the fields of automotive design and sales as well as in radio, Earle C. Anthony commissioned famed architects Charles and Henry Greene to design his home. Less than twenty years later, as Wilshire Boulevard was being converted to multi-family and commercial use, the house was moved to Beverly Hills to serve as the residence for Mr. and Mrs. Norman Kerry. Kerry was a well-known silent film star.

Two stories in height and L-shaped in plan, the Anthony-Kerry House bears all the hallmarks of the Greene Brothers' highly developed and artistic version of Craftsman-style architecture. The design is strongly horizontal in orientation, keynoted by a low-pitched, side-gabled roof over the street-facing west wing and a front-gabled roof over the east wing. Characteristically, the roof has rolled edges and deep overhangs punctuated with rafter tails that extend well beyond the eaves. A clinker brick chimney, which has been re-capped, emerges from the roof. Shingles with generous exposures clad the house. Horizontal venting pierces the gable ends. Structural details, such as the second story joists that emerge from the corners of the house, are left exposed. Extended lintels and sills frame the casement windows, some of which are arranged in bands. The enclosed entry projects from the south end of the façade, sheltered by a front gable and illuminated by a suspended lantern. Elevated five steps above the ground level, the entry is accessed from a semi-circular, brick and cement drive whose ends are flanked by low pedestals of clinker bricks. A high clinker brick fence surrounds the property, which also contains a two-story, detached garage topped by an apartment facing Benedict Canyon. Extensive gardens spread north of the house, dotted by mature trees. Although some relatively

¹ Source: "City Landmark Assessment & Evaluation Report: Anthony-Kerry House, 910 North Bedford Drive, Beverly Hills, CA," prepared for the City of Beverly Hills by Ostashay & Associates Consulting

minor alterations to the exterior have been made, the house is substantially intact, retaining most of its character-defining design and details.

At the meeting of April 10, 2013, the Cultural Heritage Commission (CHC) initiated nomination proceedings for the Anthony-Kerry House and requested a Landmark Assessment Report be prepared to determine if the property met the City's criteria for designation as a local Landmark, based on the criteria provided in the chart beginning on page 4 of this report. The City's historic consultant, Ostashay & Associates Consulting, completed a full review of documentation for the Anthony-Kerry House for eligibility as a local landmark and determined that the property meets the City's criteria for designation (see Exhibit A of Attachment 1).

At the meeting of July 10, 2013 the Cultural Heritage Commission considered the Landmark Assessment Report for the property along with other evidence, and adopted Resolution No. CHC 23 recommending that the City Council designate the property as a local Landmark and include it on the City's Register of Historic Places (see Attachment 2).

Designation of a Landmark requires three of the City's Landmark criteria be met: A, B, and C. Criterion A has six possible qualifiers and at least two of those qualifiers must be met for each property. A listing of all of the criteria and explanation of how each property satisfies specific criteria (as documented in the respective Historic Assessment Report for each property) is outlined below. The subject property appears to satisfy the following criteria: A.1, A.2, A.3, A.4; B; and C.

Criteria Satisfied for Local Landmark Designation	
Criterion	Anthony-Kerry House²
<p>A.1 Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community</p>	<p style="text-align: center;">Yes</p> <p>The property truly exemplifies special elements of a unique period in the City's evolving architectural history and development.</p> <p>The house represents one of the high achievements of the Craftsman style in the early 20th Century in Southern California.</p>
<p>A.2 The property is directly associated with the lives of Significant Persons important to national, state, City of local history</p>	<p style="text-align: center;">Yes</p> <p>Norman Kerry, who moved the house to Beverly Hills, was an important film star of the silent film era. This appears to be the only property associated with Kerry during the productive phase of his career.</p>
<p>A.3 Embodies the distinctive characteristics of a style, type, period, or method of construction</p>	<p style="text-align: center;">Yes</p> <p>The property is the best extant example of Craftsman architecture in Beverly Hills, with its quintessential design, materials, workmanship, setting and overall character of the site. It is considered a masterwork of the seminal architects Greene and Greene.</p> <p>The property continues to appear almost identical as to when it was relocated to its current location in 1923.</p>
<p>A.4 Represents a notable work of a person included on the City's List of Master Architects and possesses high artistic or aesthetic value</p>	<p style="text-align: center;">Yes</p> <p>The property is a notable work of Charles and Henry Greene, foremost exponents of the Craftsman style and listed on the City's List of Master Architects.</p> <p>In addition to providing the original design, Henry Greene and the office oversaw the relocation to Beverly Hills, design and construction of the new garage building, and landscaping.</p> <p>The property possesses high artistic and aesthetic values in its design, workmanship, materials, and style.</p>

² Source: "City Landmark Assessment & Evaluation Report: Anthony-Kerry House, 910 North Bedford Drive, Beverly Hills, CA," prepared for the City of Beverly Hills by Ostashay & Associates Consulting

Criteria Satisfied for Local Landmark Designation	
Criterion	Anthony-Kerry House ²
A.5 The property has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community	No
A.6 The property is listed or has been formally determined to be eligible by the National Parks Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources	No
B Retains integrity of location, design, setting, materials, workmanship, and association	Yes Period of significance is 1909 – 1923, when the property was built and extending through to when it was relocated to Beverly Hills. The important features of design, materials, location, setting, workmanship, feeling and association from this period are still evident in the property and help to render it historically signification.
C Is of significant architectural value to the community, beyond its simple market value, and its designation as a Landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purpose of the Ordinance	Yes The property is considered to have historic value because of its unique architecture, historical past, and contribution to the City's architectural heritage.

Should the City Council designate the property as a Local Landmark, the property would be the fourteenth to be placed on the Local Register of Historic Properties:

Property Name	Proposed Local Landmark Designation
Anthony-Kerry House, <i>built 1909, relocated 1923</i>	No. 14

General Guidelines and Standards for Proposed Changes to Historic Buildings Listed on the Local Register

Given the ongoing need of property owners to adapt to changing needs, it is important to consider the effect of any historic registry listings on the functional activities of properties.

The Secretary of the Interior's (SOI) Standards for Rehabilitation have purposefully been crafted to allow maximum flexibility for historic buildings to be adapted over time to meet changing needs in a way that allows ongoing functionality of historic buildings without unnecessarily destroying historic fabric. There are ten guiding Standards to be applied in the rehabilitation of historic properties.

The SOI Standards for "rehabilitation" assume that at least some repair or alteration of a historic building will be needed over time in order to provide for efficient contemporary use; however, these repairs and alterations must not damage or destroy original materials, features or finishes (known as "character-defining features") that are important in preserving the building's historic character. These Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The effect therefore of any listing onto the City's Historic Register of Historic Properties would not be to freeze a building in time with no opportunity for future adaptations, but rather to provide reasonable guidelines to inform any future alterations, additions and/or adaptations in a way that allows for change without destroying historic integrity.

GENERAL PLAN CONSISTENCY

Designation of the property as a local historic landmark No. 14 is consistent with the objectives, principles, and standards of the General Plan, including General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources," which encourages designation of local Landmarks.

ENVIRONMENTAL DETERMINATION

Designation of the Anthony-Kerry House as local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that the landmark designations and the inclusion of the property would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that this designation will have a significant effect on the environment, as no specific development is authorized by the resolutions, and any future development would require separate environmental analysis when the details of such proposals are known. Further, the landmark designation of the property is an action of the City to protect and preserve historic resources.

PUBLIC COMMENT

As required by the City's Historic Preservation Ordinance, notice of the public hearing for consideration of landmark designation by City Council was provided to the property owner of the As of the writing of this agenda report, no public comments have been received.

FISCAL IMPACT

There are no fiscal impacts associated with this report.

Susan Healy Keene, AICP, Director of Community
Development


Approved By _____